LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



A LARGE CHALET, 14 BEDROOMS, PLUS STAFF BEDS, CLOSE TO THE HEART OF VILLAGE AND SKIING OF LA TANIA, COURCHEVEL

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PROPERTY FACT FILE

REFERENCE	A10823
PRICE	€ 2,999,000 £ 0* *agency fees to be paid by the seller
BEDROOM	14
BATHROOM	13
ACCOMMODATION	246 m²
LAND	893 m²
TOWN	Courchevel
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	Good condition
FEATURES	Mains drainage, Private parking, Detached

*Price based on current exchange rate which is subject to change



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- Independent 14 bedroom Chalet
- Very easy access to skiing and ski lifts
- Good business potential, or a family home
- Close to the amenities of this ski village
- Redevelopment opportunity on Plot of 889m2

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This 4 floor independent Courchevel chalet of about 364m2 (246m2 habitable) has 14 bedrooms and 13 bathrooms/shower rooms along with sitting, dining room and kitchen. There is also an entrance hall, boot room, utility area and laundry plus 3 additional multi rooms. Constructed in 1996 this chalet was one of the first in the chalet



DESCRIPTION

This independent chalet is on 4 levels and has a total floor space of approximately 364m2 (including some areas of the top floor which are lower than 1.8m height). There are 14 bedrooms in total and these are of various types. Most of the bedrooms are double or twin rooms with en-suite facilities. There are also four small bunk bedrooms which are designed for families with children or for single adult occupancy. In total the chalet can currently accommodate up to 28 people.

The original architect designed this chalet for sale for commercial rental and with its unique capacity, it has always delivered a very high rate of occupation when in rental. Equally, a new owner could remove some of the interior walls to reduce the number of bedrooms and increase their size. In this way, the chalet would become a beautiful family home.

The chalet divides into two equal halves, with a separate staircase for each side. On the main floor, there are two living rooms, each with a fireplace. The living rooms have a sliding wall to separate them if desired. Both halves of the chalet share the same dining room and kitchen.

On the basement level, there are large storage areas and four additional multi-purpose rooms, along with a shower room and WC, boot room with electric boot warmers and secondary food preparation area/laundry.



Layout of the Chalet:-

Ground Level – Basement
Entrance lobby on each side of the chalet
Boot room with ski racks, benches and heated boot warmers
Utility area with...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A10823

COMPLETE FILE AND PHOTO ON REQUEST

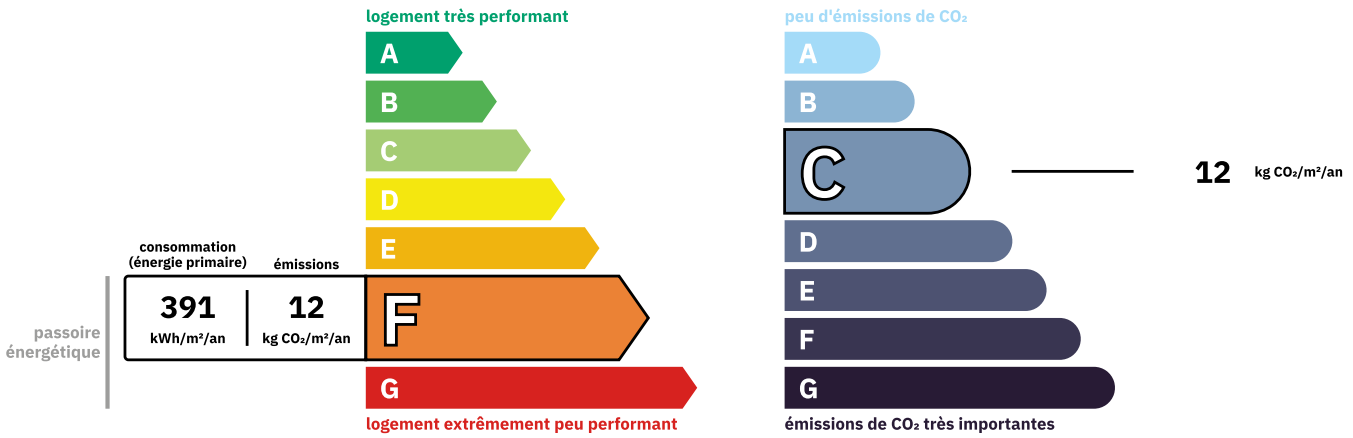
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 5200 € and 7170€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A10823

FILE COMPLETE AND PHOTOS ON REQUEST

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